

**City of Miami Beach City Commission Workshop
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
July 15, 2002**

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Mayor David Dermer	Present
Vice-Mayor Richard L. Steinberg	Present
Commissioner Matti Herrera Bower	in at 10:18 a.m.
Commissioner Simon Cruz	absent
Commissioner Luis R. Garcia, Jr.	Present
Commissioner Saul Gross	Present
Commissioner Jose Smith	Present

City Manager Jorge M. Gonzalez
City Attorney Murray H. Dubbin
City Clerk Robert E. Parcher

**Prioritization of Capital Improvement Projects:
Neighborhoods and Parks/Facilities**

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ATTENTION ALL LOBBYISTS

Chapter 2, Article VII, Division 3 of the City Code of Miami Beach entitled "Lobbyists" requires the registration of all lobbyists with the City Clerk prior to engaging in any lobbying activity with the City Commission, any City Board or Committee, or any personnel as defined in the subject Code sections. Copies of the City Code sections on lobbyists laws are available in the City Clerk's office. Questions regarding the provisions of the Ordinance should be directed to the Office of the City Attorney.

Meeting called to order at 10:16:01 a.m.

Jorge Gonzalez, City Manager, stated that the purpose of this Workshop is to provide the Commission with information for a decision that needs to be made in the very near future regarding the sequencing of \$400 million dollars of City projects. The Administration is looking for guidance regarding the sequencing of the various projects. The sequencing takes into consideration contractor bonding capacity, distributes the work to minimize the construction and traffic impact to the neighborhoods, and staff capacity. A status of where we are today, where thought we would be, status of future projects, and lessons learned will be given.

Robert Middaugh, Assistant City Manager, stated that the projects focused on today deal with those projects managed by Hazen and Sawyer and URS. It does not include those projects that are being managed by the City. An update of the project and a PowerPoint presentation was given. He explained that each project has four phases: planning,

design, bid/award, and construction. At this time most of the projects are in the planning and bid/award phase.

Tim Hemstreet, Capital Improvement Projects Director, gave a PowerPoint presentation.

Commissioner Garcia stated that the Fire Station No. 2, the most instrumental in having the GO Bond projects approved, is not part of this presentation.

Tim Hemstreet, CIP Director, explained that the city staff manages this project as well as other projects that are not part of this presentation.

Commissioner Garcia requested that an update of all other internal projects be given during the Commission meeting of July 31, 2002. **Tim Hemstreet to handle.**

Commissioner Smith asked who is doing the east extension on Lincoln Road because this project is not moving along expeditiously. It looks like a dead project. It needs to move to open up that quarter.

Robert Middaugh, Assistant City Manager, stated that this project is part of the Ritz Carlton Development and also explained that the City is prepared to take it over if not done timely. The Ritz Carlton Development recently went through an ownership/financial change. The City has been informed that they now have a replacement contractor that will clean up and finish the project.

Jorge Gonzalez, City Manager, stated that the developer has sent him a conceptual schematic of what they would like to do on the south side and Planning Department is reviewing.

Commissioner Bower stated that she was the liaison to this project [Ritz Carlton] and the Land Use and Development Committee. She added that the developer had just gone away. She requested to continue being the liaison for this project. **Jorge Gomez to handle.**

Commissioner Bower indicated that Española Way is lower than Meridian Avenue, and when driving and trying to cross the street, a person cannot see over the parked cars. She requested that Administration look at this dangerous situation when resurfacing or doing work on the streets. **Fred Beckmann to handle.**

Commissioner Garcia stated that there is a flooding situation on 2nd and 3rd Streets and Jefferson Avenue. He requested that Public Works Department be more diligent in resolving this problem.

Tim Hemstreet, CIP Directors, stated that part of the reason for this problem should be corrected during phase two. What happened was that a portion of the storm water system was replaced and the other portion was not. He also stated that the City has gone back and done some retro work to alleviate the problem. He advised that this kind of problems is expected because the City cannot do construction everywhere at once.

Commissioner Bower requested that the City notify the citizens before construction begins. **Tim Hemstreet and Fred Beckmann to handle.**

Commissioner Gross stated that the staff is doing a great job and spending time during the planning phase is well worth it. He suggested speeding up the construction phase.

Commissioner Smith indicated that it was brought to his attention that the water pressure is low on Washington Avenue and the surrounding areas, and as a result fire sprinklers may not work. The sprinklers not working are a serious problem.

Tim Hemstreet, CIP Director, stated that several things could affect the water pressure. There were two (2), four (4) million gallon water tanks at the 25 Street Public Works Yard, and now there is only one (1) that is in bad condition. The plan is to replace the four (4) million gallon tank with two (2), three (3) million gallon tanks. The size of the pipes also determines water pressure, and some of the pipes in the South Beach area are very old. This program addresses the replacement of some of the water mains. Also individual service lines could affect water pressure. All of these components work together.

Commissioner Smith asked if the sprinklers would not work if the water pressure were low. The specific hotel with this problem is The Marriott.

Robert Middaugh, Assistant City Manager, explained that the specific problem with the Marriott Hotel is that the architect designed the wrong size pump for the project. This situation is only limited to the Marriott Hotel. The Fire Department knows about this situation and safety will not be compromised.

Tim Hemstreet, CIP Director, continued with the presentation.

Commissioner Bower stated that she is concerned that the jobs are given to the same contractors over and over.

Jorge Gonzalez, City Manager, stated that bid packages does not preclude others from bidding. A reasonable expectation is \$4 to \$6M to have a contractor do a bid for a job. Anybody can bid and if they have the ability to do the work and get the bond they are eligible to get that award. This allows the City to know what size bid package makes the most sense for the City and the neighborhoods in Miami Beach.

Commissioner Smith added that if we target the areas to \$4 to \$6M we would probably get more bids because the bonding will be more likely to happen at these values. He stated that this analysis is excellent.

Jorge Gonzalez, City Manager, presented slides on the construction schedules and total project numbers for North, Middle and South Beach.

Commissioner Gross asked if all construction projects are managed by CIP.

Jorge Gonzalez, City Manager, stated that any City construction in the City is managed by CIP with the exception of sea wall improvements and some RDA projects. The CIP Office manages all construction being done in the City either under program management with Hazen and Sawyer or URS or internally with CIP.

The City Manager continued with his presentation, bringing the attention to entitled "Stuff Happens." He explained that the permit process sometimes takes longer, at times we

have bid protest and these things delay the project. At other times, there are unforeseen site conditions in the underground water and sewer systems, and this delays the project as well. The performance of contractors can delay the projects. Requests by the community such as under grounding the utilities can cause delays and when the City needs to make changes to the design, this can also change the scheduling and the cost of the project.

The Administration has proposed an initial sequencing of the various neighborhoods and projects. The Administration would like guidance from the Commission on the proposal. The proposal will be placed on the next G. O. Bond Oversight Committee agenda for their review and comments. After the Committee's input, it will then be placed on the City Commission for final ratification. **Tim Hemstreet to handle.**

Mayor Dermer recognized Roberto Sanchez, Mitch Novick, Mike Rotbart and Marty Hyman present in the audience and thanked them for the hundreds of hours of volunteer effort. He also commended the Capital Improvement Office for their hard work.

Mayor Dermer instructed the City Manager to look at the City as a whole and to look for what is best for the general public. The way to deal with the sequencing is to do what benefits the City as a whole on a completely professional level and keep the process consistent and with integrity.

Commissioner Gross stated that the schedule show all three neighborhoods in Middle Beach, La Gorce, Bayshore and Nautilus, are in the design phase. The schedule also shows La Gorce and Nautilus in construction at the same time with Bayshore after. The Administration should review having one south of 41 Street and one north of 41 Street together and then doing the other one north or 41 Street.

Tim Hemstreet, Capital Improvement Director, will look at the sequencing in this area.

Commissioner Garcia complimented the CIP team and stated that all the projects (City, plus program managed items by Hazen and Sawyer and URS) are not part of this workshop; therefore he cannot prioritize the projects at this time.

Jorge Gonzalez, City Manager, stated that this is an informational meeting. The Administration will be bringing the entire package to the Commission.

Commissioner Garcia stated that it was brought to his attention that in the No. Bay Road area, between 14th and 16th Streets, the City is not taking into account the encroachments that have been there for years. The impact to some of these properties will be tremendous. The City needs to take this into account.

Jorge Gonzalez, City Manager, stated that there would be a Neighborhood Committee meeting to discuss the issues of swales and encroachments. Property owners need to be treated fairly and equitably and make sure the best interest of the City is taken into consideration.

Commissioner Smith stated that he has concerns about certain neighborhoods. This Commission needs to look at the whole City. Projects need to be coordinated to make sure the City continues to function. When problems or issues come up, the City Commission need to be timely advised. **Tim Hemstreet to handle.**

Recognized G. O. Bond member Frank Del Vecchio.

Commissioner Bower also requested that all the construction items be listed on one planning document.

Vice-Mayor Steinberg commended the City Manager for creating the CIP Department and stated that he does not have the expertise to determine the sequence of the projects so he depends on the team of experts to decide that.

Commissioner Smith stated that we still have to maintain the neighborhoods that are being delayed and the City needs do whatever needs to be done to keep them in good condition.

Handout or Reference Material:

1. Bound book titled "City of Miami Beach Capital Improvement Program - City Commission Workshop Prioritization of Capital Improvement Projects: Neighborhoods and Parks / Facilities" dated July 15, 2002.
2. Notice of Ad in Miami Herald

Meeting adjourned at 11:36:23 a.m.